

East Manchester Township
PLANNING COMMISSION MINUTES
September 25, 2018

At a regular meeting held at the Township Building, the following members were present: Blaine Rentzel, Robert Nace, Edward Hewitt, and Mike McCowan. Absent: Mike Scarborough. Also present: Engineer Laymon Mortorff, Zoning Officer Kristie Masemer, Recording Secretary, and two citizens.

Chairman McCowan called the meeting to order at 7:00 p.m.

Minutes

Motion by Hewitt, second by Nace, to approve the minutes of the meeting of August 2018. All members voted aye; motion carried.

Zoning Ordinance Amendments to increase certain setbacks in the Industrial District and to provide for additional requirements applicable to Buffer Strips.

The Planning Commission members reviewed the proposed amendments. It was noted that there's very little Industrial-zoned land left in the Township, and most of those lots are small. With a 300' setback, most of those lots would then be non-conforming and unusable. Mr. Rentzel noted that there's one lot that would actually be usable with this large setback, so why should that owner be penalized, so to speak, when everyone else got to use his/her land with 100' setbacks? How about if, in the future, someone requests a re-zoning? What then? Should this be addressed at the next Comprehensive Plan planning meetings? Mr. Mortorff explained that the recently submitted sketch plan for 1050 Locust Pointe Road would be affected by this amendment. If there's any rezoning, those rezoned parcels might indeed benefit from this new amendment. How about the buffer strip? This will be included in the setback amendment language.

Motion by Rentzel, second by Nace, to defer review and action of this proposed zoning amendment until the next Comprehensive Plan is developed. Three members voted aye; Hewitt opposed. Motion carried.

Plans

Final Land Development Plan for Orchard Business Park, Lot 6 Revision 2, Kinsley Equities, II, LP

Joe Stein, Ware Haus, was present on this proposal. The applicant would like to expand the parking lot that was already approved. The drawing date is 8/31/18; Revision 1 was dated 9/17/18; project number 2017.0263.01. The parking lot will be for regular vehicles. Location: intersection of JCI Way and Espresso Way.

Gordon L. Brown's letter dated September 13, 2018, was reviewed. Outstanding items: 3C, surety (Section 208-34.C.13); 3D, Erosion and Sedimentation Control Plan approval (Section 208-34.C.9); 4, stormwater management plan approval (Section 208-34.C.10).

Also requested: fencing on two sides of the stormwater management pond. This comment will be included in the general comments pertaining to the stormwater management plan (Item 4 above).

Motion by Rentzel, second by Hewitt, to recommend approval of the waivers requested for Section 208-21, Preliminary Plan; and Section 208-47, Sidewalks. All members voted aye; motion carried.

Motion by Hewitt, second by Nace, to recommend approval of the Revised Final Land Development Plan for Orchard Business Park as presented, subject to satisfactory resolution of the following open items from the Gordon L. Brown letter referred to above: 3C, 3D, 4. All members voted aye; motion carried.

Additional New Business

Dollar General should be submitting a plan for the October meeting. The Township has a request for a left-turn lane at the entranceway.

Motion by Rentzel, second by Nace, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:44 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary